



**Zoning Board of Appeals Agenda  
Wednesday, June 22, 2022  
5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall  
425 East State Street  
Rockford, IL 61104  
779-348-7423**

**Present:**

**ZBA Members:**

Dan Roszkowski  
Jennifer Smith  
Jennifer Spencer  
Craig Sockwell  
Tom Fabiano

**Absent:**

Kim Johnsen  
Maurice Redd

**Staff:**

Megan McNeill - Assistant City Attorney  
Leisha Kury – Administrative Assistant  
Scott Capovilla - Planning and Zoning Manager  
Mike Rotolo - Fire Prevention Coordinator  
Jeremy Carter - Traffic & Development Engineer

**Others:**

Camille Connell - Court Stenographer  
Alderman Kevin Frost  
Applicants and Interested Parties

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Scott Capovilla, Planning & Zoning Manager, explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as follows:

- The Chair will call the address of the application.
- The Applicant or representative will be unmuted and be sworn in.
- The Applicant or representative will present their request to the Board.
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties present at City Hall. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer.
- The Objector or Interested Party will state their name and present all their concerns, objections and questions regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions raised.

- Interested party at City Hall will have another opportunity to provide any additional follow up based on the Applicant's responses.
- The Board will then deliberate and a roll call vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be Monday, June 27, 2022, at 5:30 PM in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on Monday, July 11, 2022. If the item is laid over at the ZBA meeting, the next meeting is **Tuesday, July 19, 2022**. If for any reason the item is laid over at the committee level or on the City Council floor, the item is automatically laid over for two (2) weeks.

The meeting was called to order at 5:42 P.M. A **MOTION** was made by Jennifer Smith to **APPROVE** the May 17, 2022 meeting minutes. The motion was **SECONDED** by Jennifer Spencer and **CARRIED** by a vote of 4-0 with Tom Fabiano abstaining.

**ZBA 026-22**

Applicant  
Ward 3

**715 North Madison Street**

Emily Klonicki

**Special Use Permit** for a Mural on a building in a C-4, Urban Mixed-Use Zoning District

The applicant, Emily Klonicki, was present. Mrs. Klonicki stated she is requesting a special use permit for a mural in an Urban Mixed-Use Zoning District.

Jennifer Spencer asked if this mural was associated with the rest of the mural projects that came to the board. Ms. Klonicki responded it is not.

Jennifer Smith asked what is the timing of the project. Ms. Klonicki responded it is in progress.

Craig Sockwell asked if they have decided what the mural will look like. Ms. Klonicki responded yes, they have determined what it will look like. The theme will be dreams and nightmares. It will be a fall production made by local students.

No objectors or interested parties were present.

A **MOTION** was made by Jennifer Spencer to **APPROVE** a Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A  
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING  
IN A C-4, URBAN MIXED-USE ZONING DISTRICT  
LOCATED AT 715 NORTH MADISON STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-4 District in which it is located.

**ZBA 027-22**

Applicant  
Ward 11

**1630 Broadway**

FFC Properties, LLC

**Special Use Permit** for a two-family residence in a C-4, Urban Mixed-use Zoning District

Attorney Derek Seyller was present, representing the applicant Fortino Carillo. Attorney Seyller stated his client Fortino Carillo is requesting a special use permit for a two-family residence in a former commercial building. Mr. Carillo has been working with the City to accomplish this request. Attorney Seyller stated this property is surrounded by a mix of commercial and residential uses. Attorney Seyller stated his client will remodel this property to become a two-family residence.

Jennifer Spencer asked what is the current use of the property. Attorney Seyller responded it is currently vacant.

No objectors or interested parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** a Special Use Permit for a two-family residence in a C-4, Urban Mixed-use Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 5-0.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes
2. Submittal of a Building Permit to establish the two-family residence for Staff's review and approval.
3. The property shall conform to the approved site plan, Exhibit D.
4. The property shall conform to the approved interior floor plan, Exhibit E.
5. Removal of the existing freestanding sign by August 31, 2022.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR A TWO-FAMILY RESIDENCE**  
**IN A C-4, URBAN MIXED-USE ZONING DISTRICT**  
**LOCATED AT 1630 BROADWAY**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-4 District in which it is located.

**ZBA 028-22**

Applicant  
Ward 2

**1661 & 1667 Charles Street**

FFC Properties, LLC

**Special Use Permit** for six (6) residential units in a C-2, Limited Commercial Zoning District

Attorney Derek Seyller was present, representing the applicant Fortino Carillo. Attorney Seyller stated his client is trying to obtain a special use permit for six (6) residential units in a C-2 commercial district. Attorney Seyller stated there is past history in this area, specifically File #010-13, to allow residential on the ground floor in the C-2 zoning district.

Jennifer Spencer asked if there is any current business. Fortino Carillo responded there is one and it is a satellite business on the lower corner. Fortino Carillo responded the business would remain in the lower level.

No interested parties were present. One objector was present.

Jennifer Gilbert spoke against the applicant. Ms. Gilbert stated she is speaking against the application because she is worried having apartments across from where she lives. Ms. Gilbert stated the noise is a big concern for her as her family spends so much time outside. Attorney Seyller stated the applicant is aware of her concerns; he plans getting tenants that respect the area and community. Attorney Seyller stated Mr. Carillo is willing to work with the neighbors.

Tom Fabiano asked how long has he owned rental properties. Mr. Carillo responded a little over 10 years. Mr. Fabiano asked who actively manages these rentals. Mr. Carillo responded he does.

Jennifer Spencer asked how many apartments are currently around the area. Attorney Seyller responded on Charles there is none but there are some apartments above the commercial building to the west.

A **MOTION** was made by Jennifer Smith to **APPROVE** a Special Use Permit for six (6) residential units in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Tom Fabiano and **CARRIED** by a vote of 5-0.

Approval is based on the following conditions:

1. Must meet all Applicable Building and Fire Codes.
2. Submittal of a building permit and building plans for staff review and approval.
3. No outdoor storage of trailers, campers, commercial vehicles and any other related items.
4. Submittal of a landscaping plan for Staff's review and approval.
5. Submittal of real estate combination form to combine subject properties into one zoning lot.
6. If a dumpster is placed on the property, a dumpster permit will be required and the dumpster enclosure material must be vinyl or composite material.
7. Submittal of a revised Charles Street elevation that matches the existing brick, siding shape and color of the exterior for Staff's review and approval.
8. Future uses other than the proposed six (6) residential units and satellite business will require a modification of the Special Use Permit.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR SIX (6) RESIDENTIAL UNITS**  
**IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT**  
**LOCATED AT 1661 AND 1667 CHARLES STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the C-2 District.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-2 District in which it is located.

**ZBA 029-22**

Applicant  
Ward 12

**1839 Melrose Street**

Nicole Lynch

**Variation** to increase the maximum allowed height of a fence in the front yard from four (4) feet to six (6) feet along Camlin Avenue in an R-1, Single-family Residential Zoning District

The Applicant, Nicole Lynch, was present. Ms. Lynch stated she is requesting the board to approve the increased height of her fence from four (4) feet to six (6) feet. Ms. Lynch stated she did not know she needed a fence permit to replace her existing. Ms. Lynch stated she loves her neighborhood but the reason she put up a six (6)-foot fence was because there is a bus route that runs on Cumberland and

people go down Camlin to get to the bus. Ms. Lynch stated there is no vision obstruction with the six (6) foot fence she installed. Ms. Lynch stated she did talk to her Alderman Gina Meeks and she was in favor of her privacy fence, as she did not think it was a problem.

Jennifer Spencer asked if the fence is on the rear part of yard. Ms. Lynch responded that was correct. Ms. Spencer asked what type of fence was installed. Mrs. Lynch responded it is a wooden privacy fence.

No objectors or interested parties were present.

A **MOTION** was made by Jennifer Spencer to **APPROVE** a Variation to increase the maximum allowed height of a fence in the front yard from four (4) feet to six (6) feet along Camlin Avenue in an R-1, Single-family Residential Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 5-0.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION**  
**TO INCREASE THE MAXIMUM ALLOWED HEIGHT OF A FENCE IN THE FRONT YARD FROM**  
**FOUR (4) FEET TO SIX (6) FEET ALONG CAMLIN AVENUE**  
**IN AN R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT**  
**LOCATED AT 1839 MELROSE STREET**

**Approval** of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 030-22**

Applicant  
Ward 2

**1535 East State Street**

Alan Patterson

**Special Use Permit** for a bed and breakfast in an R-2, Two-family Residential Zoning District

The applicant, Alan Patterson, was present. Mr. Patterson stated he has been a part of the Rockford Community for eleven years. Mr. Patterson stated he is looking for a special use permit for a bed and

breakfast in an R-2 district. Mr. Patterson stated the only bed and breakfast close to Rockford is in South Beloit and Jacksonville area. This bed and breakfast will bring something new to the community. The location of this bed and breakfast will attract any travelers, along with bringing in good money for the community.

Tom Fabiano asked if this will attract visitors to Swedish American hospital. Mr. Patterson responded it would, since there are a lot of traveling nurses. The proximity of the bed and breakfast would be a great spot for them to come into.

Jennifer Smith asked about the aesthetics of the residence. Mr. Patterson responded the research he has done from other bed and breakfasts show that they all have an antique look; it makes you feel like you time traveled. Mr. Patterson stated he wants to modernize this bed and breakfast, where you still have comfort. This bed and breakfast will feel like a 3 or 4-star hotel. Ms. Smith asked if each bedroom would have their own bathroom. Mr. Patterson responded yes it will. Ms. Smith asked if the property manager will live on the first floor. Mr. Patterson responded that was correct. Ms. Smith asked if he has found someone to be the manager. Mr. Patterson responded he will be the manager and live there with his family.

No objectors were present. One interested party was present.

Ellyn Ahmer was present and stated she is the current owner of 1535 East State Street. Ms. Ahmer stated she has lived there for 8 years. Ms. Ahmer stated she grew a strong connection to the house and after the fire, she told herself that she does not have the energy to bring the house back to life. Ms. Ahmer stated she was thrilled when Alan Patterson approached her with his ideas of bringing this house back to life again. Ms. Ahmer stated she looks forward to seeing the house after its renovation.

Craig Sockwell asked if Mr. Patterson could explain the parking situation. Mr. Patterson responded there are six parking spots. Each room will have their own parking spot, including one for him.

Tom Fabiano asked what the per night room rate would be for a venture such as this one. Mr. Patterson responded \$160.00 per night.

A **MOTION** was made by Jennifer Smith to **APPROVE** a Special Use Permit for a bed and breakfast in an R-2, Two-family Residential Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 4-0 with Jennifer Spencer abstaining.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a Building Permit for Staff review and approval establishing the bed and breakfast.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR A BED AND BREAKFAST**  
**IN A R-2, TWO-FAMILY RESIDENTIAL ZONING DISTRICT**  
**LOCATED AT 1535 EAST STATE STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.

2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the R-2 District in which it is located.

**ZBA 031-22**

Applicant  
Ward 4

**6588 Spring Brook Road**

William Caldwell

**Special Use Permit for a Planned Unit Development** for a pet grooming facility, dog bar, new vehicle storage building, new parking lot and a bar building in an R-3, Multi-family Residential Zoning District

The applicant, William Caldwell, was present. Mr. Caldwell stated he is one of the owners of Fur On The Fly which has been in business for four (4) years. Mr. Caldwell stated they own a mobile pet grooming company, have grown their company and now have over a dozen employees. Mr. Caldwell stated he wants to go over the staff report and address their concerns along with the opposing neighbors. Mr. Caldwell stated one issue was the fencing around the property. The existing fencing is 8-foot tall chain link fencing. He would like an 8-foot fence around the outdoor dog yard so they can block the noise from the dogs and the neighbors. Mr. Caldwell stated they will be using a site-obscuring wood fence. Mr. Caldwell stated the next issue was the proximity of the residential homes. Mr. Caldwell stated he understands that it feels like the project is too close to the residential homes because it really is not that close. Mr. Caldwell stated this is a 7-acre property and they are only using a small portion of it. Mr. Caldwell stated they will be putting up berms and trees so it can buffer the noise. Mr. Caldwell stated staff would monitor inside and outside the facility. Mr. Caldwell stated there will be a dog park inside the facility. The staff will monitor the play so, if it does get aggressive, they can be there to help. Also, it is up to the dog owner to speak up when another dog is being aggressive. Mr. Caldwell stated there is a parking lot agreement in place and there are over 100 parking spots. Mr. Caldwell also stated because parking is on top of the hill, they are looking to expand their parking lot down to the bottom part of the hill closer to the building so it can be easily accessible for everyone.

Jennifer Smith asked if they have been working with an architect. Mr. Caldwell responded they have but the project is still in the beginning stages. Mr. Caldwell stated they have kept everything light because they purchased the property and they have to be smart enough on how they will utilize the remaining money they currently have. Ms. Smith asked how many mobile vans they currently have for the business. Mr. Caldwell stated they have nine (9) vans with 12 employees.

Craig Sockwell asked what happens when I bring my dog to this facility. Mr. Caldwell responded you would come in, pay a fee, sign waivers, and then go on with the enjoyment of the park while you relax drinking a beer.

Ms. Smith asked if they will have grooming onsite. Mr. Caldwell responded they will have grooming on site. Ms. Smith asked will there be a fee for the dog bar. Mr. Caldwell responded there will be a fee for the dogs to be able to get in and a fee for memberships they will offer. Ms. Smith asked what is the



timeline of this project. Mr. Caldwell responded next year around summer. Ms. Smith asked about the dog capacity. Mr. Caldwell responded they expect maximum number of dogs to be in the 30 to 40 range.

Interested parties were present.

Lori Hamodt stated her parents brought the property in 1991. Ms. Hamodt said her family ran the swim club up until six (6) years ago and then the Dolphin Swim Club ran it for the last three (3) years. The property has sat empty until now. Ms. Hamodt stated she heard from various people that she should do a dog park, so when she sold it, she thought it was a great for the city and community. Ms. Hamodt stated it used to be a pool with loud noises and she believes it is a great idea.

Don Ray stated he has lived along the fence line for over 13 years. Mr. Ray stated during seven of those years, it was used by kids playing basketball every day. The noise issues are every day, with Rock Valley College hosting sporting events and fire trucks that go up and down the streets every day. The noise complaints will not get any worse or any better. Mr. Ray stated the noise issue should not be a reason to deny this application. Mr. Ray stated he has requested various things of the owner and when he does, Mr. Caldwell jumps right on it. Mr. Ray stated he saw Mr. Caldwell cutting the grass even with it being 90 degrees outside. Mr. Ray stated alcohol should not be a problem. Alcohol can be a problem at bar, at a sporting event and it can be a problem between two neighbors.

Scott Olson stated he believes this will be a great opportunity for Rockford. Mr. Olson stated he takes his dogs to dog parks and he cannot think of any incidents that have happened where there were aggressive dogs. Mr. Olson stated he knows these young entrepreneurs are go-getters.

Alderman Kevin Frost, was present, and spoke concerning the application. Mr. Frost stated he lives off Trainer Road on Burlwood. Mr. Frost stated he was long time member of the swim club when it was open. Mr. Frost stated having the mindset of having something there is better than nothing, is not the correct approach to go about this with the proposed dog bar. Mr. Frost stated there is liability issues, and the statement by the applicant of being young and not knowing too much information is probably true. The lack of due diligence by the applicant really shows. Mr. Frost also stated dogs are louder than people. Mr. Frost stated they should deny the special use permit.

A **MOTION** was made by Jennifer Spencer **LAYOVER** a Special Use Permit for a Planned Unit Development for a pet grooming facility, dog bar, new vehicle storage building, new parking lot and a bar building in an R-3, Multi-family Residential Zoning District. The motion was **SECONDED** by Tom Fabiano and **CARRIED** by a vote of 5-0.

**ZBA 032-22**

Applicant  
Ward 3

**1334 & 1344 East State Street**

Architect Joseph Anderson for Sadruddin & Penny Lakhani  
**Special Use Permit** for a gas station and convenience store in an R-1, Single-family Residential Zoning District, C-1, Limited Commercial Zoning District, and a C-3, General Commercial Zoning District

Architect Joseph Anderson, was present, on behalf of the applicant Sadruddin Lakhani. Mr. Anderson stated he is representing the property at 1334 and 1344 East State Street. Mr. Anderson stated Staff recommended denial for this property. Mr. Anderson stated this property is currently zoned C-3, but if you look at exhibit A, the property to the west actually has two zoning overlays C-1 and R-1. Mr. Anderson stated when they looked at this property they talked to Staff about all the issues staff was concerned with on this site. Mr. Anderson stated there are a lot of environmental conditions that have been brought to this site. They came up with a plan to make an addition to the existing convenience store. Mr. Anderson stated there are a lot of issues that has to be addressed along with site plans.

Jennifer Spencer asked if the canopy would remain. Mr. Anderson responded the canopy and pumps would remain.

Craig Sockwell asked how many more parking spaces will be added. Mr. Anderson responded 3 to 4 more parking spots.

Scott Capovilla stated this location has many issues. This was classic spot zoning in the past and if this came forward as new station, it would probably not be approved. The Staff is recommending denial due to it being across the hospital, adjacent to office users to the west and residential homes to the north and east. Staff feels expansion of this use is not the proper land use.

One objector was present.

John Jday was present and spoke against this application. Mr. Jday stated he has lived in the neighborhood since 2006. Mr. Jday stated this property has brought litter over the years to the residential area. They have failed to keep the property clean and the amount of noise from the gas station is terrible. Mr. Jday stated many people of the neighborhood are against the gas station. Many of those neighbors have refused to even buy anything from that gas station. Mr. Jday stated the only thing he buys there is his coffee. Mr. Jday explained he would like them to be a better neighbor by cleaning after themselves.

Jennifer Spencer asked how long has the applicant owned this property. Mr. Anderson responded 20 years.

A **MOTION** was made by Craig Sockwell to **LAYOVER** a Special Use Permit for a gas station and convenience store in an R-1, Single-family Residential Zoning District, C-1, Limited Commercial Zoning District, and a C-3, General Commercial Zoning. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 5-0.

**ZBA 033-22**

Applicant  
Ward 12

**3828 Spring Creek Road**

Attorney Jim Hursh for Merat Esfahani/AROM, LLC

**Special Use Permit** for a Planned Unit Development for a single family residence, a guest/play house and to allow all existing buildings to remain on the site in an R-1, Single family Residential Zoning District

Prior to the meeting, the applicant requested this item to be layover.

A **MOTION** was made by Jennifer Spencer to **LAYOVER** a Special Use Permit for a Planned Unit Development for a single family residence, a guest/play house and to allow all existing buildings to remain on the site in an R-1, Single family Residential Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 5-0.

With no further business to come before the Board, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,  
Leisha Kury, Administrative Assistant  
Zoning Board of Appeals